## KENSINGTON, GREAT NECK, AN IDEAL COLONY OF COUNTRY HOMES OF DISTINCTIVE DESIGN.

More Than a Million Dollars Expended on Houses, Street Improve---- Residents Have Swimming Pool, Bathing Beach, Tennis Courts and Golf Course



In their property called Kensington, Great Neck, the Rickert-Finlay Realty Company have the perfection of the suburban real estate developer's art. the finest and best developed suburban community near New York, and to say that they have succeeded is not to detract from other highly desirable sections, but merely to state a fact. That they have been aided materially in their efforts by those who, relying on the company's promises of what it would do, have erected splendid homes on the property is not to be denied, for it can be said in all truth that no property of equal area of which the writer has knowledge contains so many buildings of the best and most attractive architecture.

Kensington's charms, however, are not limited by the work of development and the building of homes. It has an ideal location near a railroad station on an electrified road and it is of such elevation as to overlook the surrounding country and Long Island Sound, while besides numerous facilities for recreation right on the property there are that residents are enabled to enjoy

To one visiting Kensington the impression comes on passing through the high Italian entrance gate that a good sized fortune has been spent in putting and the impression is right, for the developers will show that with 80 per the physical improvements completed they have spent almost \$400,-000, exclusive of the cost of houses they have erected. These improvements include not only such conveniences and clude not only such conveniences and facilities as are to be found within the city, but as well the reclaiming of adicity, but as well the reclaiming of adjoining meadow land into a most attempt of the provement on the one divided and margon both sides by well made cement side, at an early date.

To perpetuate the maintenance of the keted before. When the first one was just beginning built, consisting of three miles of pipes. And there are and the property in the manner the developers built, consisting of three miles of pipes. The provement on the one divided and margon both sides by well made cement side, at an early date.

To perpetuate the maintenance of the keted before. When the first one was just beginning built, consisting of three miles of pipes. And they can be a day providing an except to Great New property in the manner the developers and the property in the manner the developers are also become prominent as a place for subcosting about \$100,000.

ing for many years in his mind before superb Kensington is the Rickert-Fin- fine residential place. lay Realty Company's masterpiece. New York city during the last ten years are strikingly shown. "This is just the were my business," is the thought of one viewing the property.

high class residential colony about four years ago. The Rickert-Finlay Realty by the state of th

POOL and BATH HOUSE in WATERFRONT PARK

north shore of Long Island covered whom apartment life was not agreeable, on the property. more than 1,000 acres. Bellcourt at who demanded all of the conveniences more than 1,000 acres. Bellcourt at who demanded all of the conveniences. This improvement to the floral splensale a single bond or a share of stock the owners of them of about the owners of the owners of the owners include:

| In their long business career offered for the property, the owners of the owners of them of about the owners of the owners of the owners include: placed on the market at the beginning find no place to match their desires. It ward of \$75,000. But more costly still pany is composed of E. J. Rickert, pres- James Clarence Harvey, Ezra T Mc-Company had owned the property for six years before that time, but looking upon it as a tract which was capable of unusual development, and figuring the low unusual development, and figuring the low of unusual development, and figuring the low upon the property for the big land boom about ten years was then that the beginning find no place to match their desires. It ward of \$75,000. But more costly still pany is composed of E. J. Rickert, pressured the beginning the box was then that the plans for Kensington was their work of reclaiming the low land boom about ten years was then that the plans for Kensington was their work of reclaiming the low land boom about ten years ago. Douglas Manor came next. This have elapsed there has been a remark- and figuring the low land was a need of land projecting into a plant of the stock and are carry- the type of house he ere is

tractive park, this latter work alone costing about \$100,000.

As every artist, architect and severy ar tor has his masterpiece, so has the real estate developer and builder. Perhaps at the head of Manhasset Bay. Its that about the only improvements pur three miles of irrigating lines from altogether to about \$12,000, from which then, and that the most has been made stop, making the run in the great idea of the artisan was hatching for many years in his mind before superb views were increased by a unpaved streets, gravel sidewalks and fower beds. Water mains, conduits he felt competent to try his hand at it, wealth of maple, linden and white birch a few shade trees. Later developments for electric lighting and telephone wires and when finally the work was completed he could trace in it all the results of his successes and failures while waiting for the moment of his suppressed by the then owners, who waiting for the moment of his suppressed by the market as a local trace in the market as a local trace in the market as a local trace in the like, but so there community expenses. To the same trace in the data to play the s the average man, who then was looking beauty of the place 3,500 shade trees While waiting for the proper time for developing Kensington the Rickert- It was while engaged in these properties that the Rickert-Finlay Realty the least attractive feature of the properties that the Rickert-Finlay Realty the upbuilding of other properties from Company learned there was a good de-which the experience was gained which mand for something better than they or ing across the front of every lot, the led to the unusual results at this, their any other developers were offering. total length of hedges being approxi-last work. Their ownership along the There was a large class in New York to

the association over to the property owners, who will choose officers from Busselle, Shape & Bready, Alfred and the community. Various Walter Hopkins, Forman & Light and employed to keep out under the community.

them free and clear without one dollar architectural merit.

has deeded all public improvements, in-cluding the waterfront park and its va-Georgian and Spanish and Italian Rerious attractions. When the developers naissance. Some of the finest work will the first place a prohave finished the work they will turn be found there of such men as Aymar the association over to the property Embury 2d, C. P. H. Gilbert, Alfred

It is a matter of which the company Little & Brown. In all the development, coasts that Kensington is owned by in fact, there is no house lacking in There are now thirty-eight homes on person can in their long business career offered for the property, representing an outlay by sale a single bond or a share of stock the owners of them of about \$750,000. The company itself has for helping prospective

of property being only about 40 per of its value. There is a graded so one of the best on Long Islan on the property and a high se Deepdale, on the estate of William Vanderbill, Jr., a short distance aw is one of the best known private self in this part of the country. Police ction is provided by the Kensingle Association, which maintains a patrosystem operated with watchman clocks from stations in every part of the property, and fire protection is given by local companies with fast automobile engines. There are all kinds of some within a few minutes walk of Kensing-

ton and churches of all demoninations

are near the property. For recreation residents of Kensington have both the Oakland Club and the Great Neck Club, which maintain eighteen hole golf courses. The roads all about that part of the country are ideal for motoring and reside siring can drive from o over a direct route on new entirely remade. Bathos are of course among the n pastimes, for Manhasset Ba Island Sound provide taell sports which are unsurpase It is only within the last that the Long Island Rai Washington branch, on wi Neck is situated. It is now

trains direct from the is the unusual selling p

must measure up to st principal one being to

finance their operations